

PURCHASE AND SALE AGREEMENT

FEDERAL AID PROJECT NO. CML-5058 (081)

COUNTY OF RIVERSIDE

This Purchase and Sale Agreement ("Agreement") is entered into this 29 day of JUL, 2025, ("Effective Date"), by and between the **CITY OF RIVERSIDE**, a California charter city and municipal corporation ("Buyer") and the **COUNTY OF RIVERSIDE**, a political subdivision of the State of California ("Seller"). In consideration of the mutual covenants and agreements, the parties agree to the following terms and conditions:

ARTICLE I AGREEMENT OF SALE

1.1 **Buyer's Status.** Buyer is a public entity with the power to acquire real and personal property for public uses and purposes. Buyer is engaged in property acquisition that shall be deemed to be for a public use and project for purposes of this Agreement.

1.2 **Property.** Seller owns certain real property located at 2580, 2570, 2544, 2530 Third Street, and 3315 Park Ave., Riverside, California, bearing Assessor's Parcel Nos. ("APNs") 211-021-003, 211-021-004, 211-021-005, 211-021-027, and 211-021-022 ("Property").

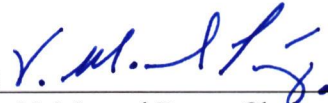
1.3 **Agreement of Purchase and Sale.** Buyer desires to purchase permanent easements (6,174 S.F.) in a portion of the Property as described and depicted in Exhibits "A-1" and "A-2" attached hereto and incorporated herein by reference ("Easements"), and Seller desires to sell and convey the Easements to Buyer. It is understood and agreed that the amount payable in Section 2.1 of this Agreement also includes compensation in full for the actual access and use of the temporary construction easements located on APNs 211-021-003, 211-021-004, 211-021-005, and 211-021-027 (5,742 S.F.) for the period of thirty-six (36) months, as described and depicted in Exhibit "B-1" and "B-2", attached hereto and incorporated herein ("Temporary Construction Easements"). These Temporary Construction Easements shall commence on November 3, 2025. The Temporary Construction Easements shall terminate three (3) years after said commencement. The parties may enter into an amendment contract to extend the terms of the Temporary Construction Easements for additional consideration, if necessary. Buyer shall provide Seller with at least sixty (60) days' prior written notice before initial entry. Buyer also desires to compensate Seller for certain site improvements located on APN 211-021-022 within the permanent highway easement acquisition area of (211 S.F.), which includes two eucalyptus trees, the lawn and sprinklers, as further depicted in Exhibit "C," attached hereto and incorporated herein. Also, a cost to cure within the permanent easements identified as APNs: 211-021-003, 211-021-004, and 211-021-005

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first set forth above.

CITY OF RIVERSIDE,
a California charter city and municipal
corporation

COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: _____
Mike Futrell
City Manager

By:  _____
V. Manuel Perez, Chair
Board of Supervisors

ATTESTED TO:

ATTEST:
Kimberly A. Rector
Clerk of the Board


By: _____
Donesia Gause
City Clerk

By:  _____
Deputy

Certified as to Availability of Funds:

APPROVED AS TO FORM:
Minh C. Tran, County Counsel

By: _____
Chief Financial Officer

By:  _____
Ryan Yabko
Deputy County Counsel

APPROVED AS TO FORM:

By: _____
Susan Wilson
Assistant City Attorney

